

**GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T**

Municipal Administration and Urban Development Department – Turangi Gram Panchayat – Kakinada Municipal Corporation – Change of land use from Agriculture use to Residential use to an extent of Ac.13.45 cents in R.S.No.64/P of Turangi Gram Panchayat applied by Sri M. Venkat Reddy and 8 others – Draft Variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 22.

Dated:29.01.2015

Read the following:-

- 1 From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.12086/2013/R, Dated:17.01.2014.
- 2 Government Memo.No.1406/H1/2014, MA&UD (H1) Department, Dated:23.08.2014.
- 3 From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.12086/2014/R, Dated:24.10.2014.
- 4 Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
- 5 Government Memo No.1406/H1/2014, MA&UD (H1) Department, Dated:11.11.2014.
- 6 Andhra Pradesh Gazette No.423, Part-I, Dated:20.11.2014.
- 7 From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.12086/2013/R1, Dated:31.12.2014.

ORDER:

The draft variation to the land envisaged in Kakinada General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.423, Part-I, Dt:20.11.2014. The Director of Town & Country Planning, Hyderabad in the reference 7th read above has informed that, the applicant has paid an amount of Rs.1,08,865/- towards development / conversion charges and also informed that, the Panchayat Secretary, Turangi Gram Panchayat, Kakinada Rural Mandal has published the draft variation notification in both English and Telugu daily news papers. On publication of notification, no suggestions/objections received from the public. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry,
East Godavari District.

The Panchayat Secretary, Turangi Gram Panchayat, Kakinada, East Godavari
District.

Copy to:

The individual through the Panchayat Secretary, Turangi Gram Panchayat,
Kakinada, East Godavari District.

The District Collector, East Godavari District, Kakinada.

SF/SC.

// FORWARDED :: BY :: ORDER //

**SECTION OFFICER
(P.T.O.)**

APPENDIX
NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.389 MA., dated:10.09.1975, proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.64/1, 64/2A, 64/2B and 64/2C of Turangi town to an extent of Ac. 13.45 cents, the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in G.O.Ms.No.389, MA Dt:10.09.1975 is now designated for Residential use by variation of change of land use basing on the Council Resolution No.101, dated:13.11.2013 as marked as "A to K" in the revised part proposed land use map bearing G.T.P. Map No.22/2014/R available in the Municipal Office Kakinada Town, **subject to the following conditions that:**

1. The applicant shall take prior approval from the competent authority before taking up the developmental activity in the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Agricultural lands in R.S.No.65/5 of Turangi Village
East	:	Agricultural lands in R.S.No.80 of Turangi Village
South	:	Existing 33'-0" wide L.P.No.23/2013 /R road and agricultural land in R.S.No.63
West	:	Vacant land in R.S.No.64/P

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER